



Leuvensesteenweg 587 , 3071 Kortenberg

Phone number: 02 759 96 53

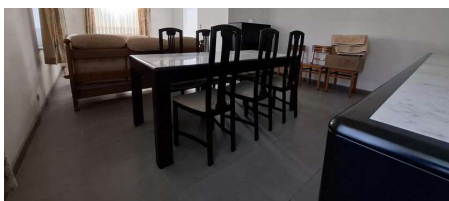
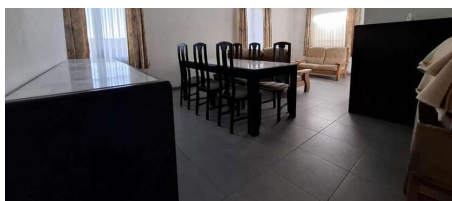
E-mail: info@immowillems.be

For sale - House

€ 265.000

Vissegatstraat 61, 3071 Erps-Kwerps

Ref. 6605031



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Living: 176m²
Surf. Plot: 401m²

PEB/EPB: 433kwh/m²/j

Description

This house with a living area of 176m² is located in a quiet environment.

On the ground floor, you will find an entrance hall, a spacious living room, a kitchen, a staircase hall, a separate toilet, a garage, parking spaces, and a pleasant garden.

On the first floor, there are two bedrooms and a bathroom with a toilet.

The second floor includes an extra bedroom and an attic space.

Additionally, the house has a basement.

The property is located in a quiet area, with good connections to major traffic routes such as the E40, N2, and N3, as well as the airport. Commercial centers in Erps-Kwerps and Kortenberg are also within short distance, as are two schools.

Additional information:

- No flood-prone area (P&G score A)
- No soil contamination reported
- EPC: E (433 kWh/m²) – renovation obligation

Are you looking for a house with potential in a favorable location? Contact us today for more information or a viewing!

Financial

Price: € 265.000,00

Land registry income: € 614,00

Terrain

Ground area: 401,00 m²

Garden: Yes

Building

Habitable surface: 176,00 m²

Fronts: 3

Construction year: 1945

State: To be refreshed

Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

G-score: A

P-score: A

Energy

EPC score: 433 kWh/m²/year

Parking

Garage: Yes